



PLANNING DIVISION  
CITY OF SUNNYVALE  
P.O. BOX 3707  
SUNNYVALE, CALIFORNIA 94088-3707

File Number: 2003-0938  
No. 04-11

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Mitigated Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

**PROJECT TITLE:**

Application for a Use Permit filed by Joe Wagner and Marc Tsuchiya.

**PROJECT DESCRIPTION AND LOCATION (APN):**

Application for a Use Permit on a 7.8-acre site to allow for expansion of the existing Stratford School (grades K-8) from 258 students up to a maximum of 440 students. The property is located at **819 West Iowa Avenue** in a P-F (Public Facility) Zoning District. (APN: 165-11-007)

**WHERE TO VIEW THIS DOCUMENT:**

The **Mitigated Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Mitigated Negative Declaration** may be protested in writing by any person prior to **5:00 p.m. on Tuesday, July 20, 2004**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

**HEARING INFORMATION:**

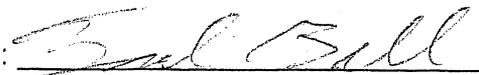
A public hearing on the project is scheduled for:

**Monday, July 26, 2004 at 8:00 p.m.** by the Planning Commission in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

**TOXIC SITE INFORMATION:**

(No) listed toxic sites are present at the project location.

Circulated On June 30, 2004

Signed:   
Fred Bell, Principal Planner



MITIGATED NEGATIVE DECLARATION

This **Mitigated Negative Declaration** has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

**PROJECT TITLE:**

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**FINDINGS:**

The Director of Community Development of the City of Sunnyvale, California, hereby determines that an environmental impact report is not required. There are sufficient environmental controls incorporated into the Zoning and Subdivision regulations as to ensure no significant detrimental effect by any proposed use, in the case of a PD overlay or any application for a Use Permit.

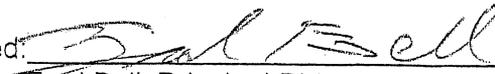
The above determination is based upon the initial study conducted in this matter; information provided by the applicant in an "Application for Environmental Clearance" and is based on the fact that the use is in keeping with and not in conflict with the adopted General Plan, Zoning Ordinance and Subdivision Ordinance. The use is specifically permitted by a Use Permit and site and architectural control will be exercised over the proposed development by the Planning Commission. No endangered species are known to depend on this site for habitat.

**Mitigation Measures:**

- 1) No more than 80 students, per 15-minute period, should be dropped-off or picked-up in the Pastoria Avenue lot at any one time.
- 2) No more than 75 students, per 15-minute period, should be dropped-off or picked-up in the McKinley Avenue lot at any one time.

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Tuesday, July 20, 2004**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a Negative Declaration will be considered by the adopting authority, whose action on the protest may be appealed.

Circulated On June 30, 2004

Signed:   
Fred Bell, Principal Planner

Adopted On \_\_\_\_\_

Verified: \_\_\_\_\_  
Fred Bell, Principal Planner

INITIAL STUDY

City of Sunnyvale

Department of Community Development

Planning Division

P.O. Box 3707

Sunnyvale, CA 94088-3707

Project #:	2003-0938 UP
Project Address:	819 West Iowa Ave., Sunnyvale
Applicant:	Marc Tsuchiya

1. Project Title: Application for a Use Permit to allow expanded enrollment of Stratford School.
2. Lead Agency Name and Address: City of Sunnyvale, Community Development Department, Planning Division
3. Contact Person and Phone Number: Steve Lynch 408-730-2723
4. Project Location: 819 West Iowa Ave., Sunnyvale, CA
5. Project Sponsor's Name and Address: Mark Tsuchiya, Stratford School, 1196 Lime Drive, Sunnyvale, CA 94087
6. General Plan Designation: School
7. Zoning: PF, Public Facility
8. Stratford School has applied for a Use Permit to allow expanded enrollment at the existing private school. The City of Sunnyvale's Senior Center was previously at this location until 2003. Stratford is a year round private school consisting of preschool and elementary levels from grades K through 8<sup>th</sup>. The regular school day hours are from 8:00am to 3:30pm. There is also extended care offered before and after school from 7:00am until 6:00pm. Special events such as back-to-school night and open house are held during the evening hours on an intermittent basis only. The total capacity of the school is currently 258 students with approximately 25 full time staff positions. The expanded enrollment would increase the student population up to a maximum of 440.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)

North: Washington Park – City of Sunnyvale
South: Public Facilities – Sunnyvale School District
East: Medium Density Residential
West: Medium Density Residential
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement)

none
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EL1777

Project #: 2003-0938 UP  
Project Address: 819 West Iowa Ave., Sunnyvale  
Applicant: Marc Tsuchiya

INITIAL STUDY ENVIRONMENTAL  
CHECKLIST  
Page 2

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics             | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources   | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils          | <input type="checkbox"/> Population/Housing            |   |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

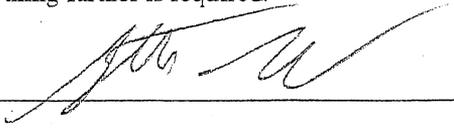
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature 

Date 6-22-04

Steve Lynch, Associate Planner

City of Sunnyvale (Lead Agency)

Project #:	2003-0938 UP
Project Address:	819 West Iowa Ave., Sunnyvale
Applicant:	Marc Tsuchiya

INITIAL STUDY ENVIRONMENTAL  
CHECKLIST

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### EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

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Applicant: Marc Tsuchiva

INITIAL STUDY ENVIRONMENTAL  
CHECKLIST  
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
<b>I. AESTHETICS.</b> Would the project:					
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 101
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
<b>II. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 97, 100, 111,
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 97, 100, 111,
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 96, 97, 100, 111,
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	62, 63, 111, 112
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111, 112

**Project #:** 2003-0938 UP  
**Project Address:** 819 West Iowa Ave., Sunnyvale  
**Applicant:** Marc Tsuchiva

**INITIAL STUDY ENVIRONMENTAL  
CHECKLIST  
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**III. BIOLOGICAL RESOURCES. Would the project:**

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?     2, 94, 111, 112, 109
  
- b. Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?     2, 94, 111, 112, 109
  
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?     2, 94, 111, 112, 109
  
- d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?     2, 94, 111, 112, 109
  
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?     41, 94, 111, 112
  
- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?     2, 41, 94, 111, 112

**IV. CULTURAL RESOURCES. Would the project:**

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?     10, 42, 60, 61, 94, 111
  
- b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?     10, 42, 94
  
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?     10, 42, 94, 111
  
- d. Disturb any human remains, including those interred outside of formal cemeteries?     2, 111, 112

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**Project #:** 2003-0938 UP  
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**Applicant:** Marc Tsuchiya

**INITIAL STUDY ENVIRONMENTAL  
CHECKLIST**  
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**V. LAND USE AND PLANNING.** Would the project:

- |   |                          |                          |                          |          |                   |
|---|--------------------------|--------------------------|--------------------------|----------|-------------------|
| a. Physically divide an established community?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 11, 12, 21, 28 |
| b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 31, 28, 111       |
| c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 41, 94, 111    |

**VI. MINERAL RESOURCES.** Would the project:

- |   |                          |                          |                          |          |        |
|---|--------------------------|--------------------------|--------------------------|----------|--------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 94, |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 94  |

**VII. NOISE.** Would the project result in:

- |   |                          |                          |                          |                          |                         |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | 2, 16, 26, 94, 111, 112 |
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 2, 16, 26, 94, 111, 112 |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | <input type="checkbox"/> | 2, 16, 26, 94, 111, 112 |
| d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b>                 | 2, 16, 26, 94, 111, 112 |

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Project #: 2003-0938 UP  
Project Address: 819 West Iowa Ave., Sunnyvale  
Applicant: Marc Tsuchiya

INITIAL STUDY ENVIRONMENTAL  
CHECKLIST  
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**VIII. POPULATION AND HOUSING.** Would the project:

- |   |                          |                          |                          |                                     |                  |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 11, 111, 112  |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 11, 111, 112, |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 11, 111, 112  |

**IX. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- |                             |                          |                          |                                     |                                     |   |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| a) Parks?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2, 18, 111, 112                           |
| b) Fire protection?         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>UFC/U</u><br><u>BC/SV</u><br><u>MC</u> |
| c) Schools?                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 2, 111, 112                               |
| d) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1, 2, 111, 112                            |
| e) Police protection?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 26, 65, 66, 103, 104                      |

<b>Project #:</b>	<b>2003-0938 UP</b>
<b>Project Address:</b>	<b>819 West Iowa Ave., Sunnyvale</b>
<b>Applicant:</b>	<b>Marc Tsuchiya</b>

**INITIAL STUDY ENVIRONMENTAL  
CHECKLIST  
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<b>Issues and Supporting Information</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Source</b>
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**X. MANDATORY FINDINGS OF SIGNIFICANCE.**

- |  |                          |                          |                          |          |                                     |
|--|--------------------------|--------------------------|--------------------------|----------|-------------------------------------|
| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 10, 26, 42, 59, 60, 61, 111, 112 |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?</p>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 1, 2, 111, 112                      |
| <p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 111, 112                            |

**Project #:** 2003-0938 UP  
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**Applicant:** Marc Tsuchiva

**INITIAL STUDY ENVIRONMENTAL  
CHECKLIST**  
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**XI. GEOLOGY AND SOILS.** Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.     UBC  
UPC  
UMC  
NEC

(ii) Strong seismic ground shaking?     "

(iii) Seismic-related ground failure, including liquefaction?     "

(iv) Landslides?     "

b) Result in substantial soil erosion or the loss of topsoil?     "

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?     "

d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?     "

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?     "

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Project #: 2003-0938 UP  
Project Address: 819 West Iowa Ave., Sunnyvale  
Applicant: Marc Tsuchiya

INITIAL STUDY ENVIRONMENTAL  
CHECKLIST  
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**XII. UTILITIES AND SERVICE SYSTEMS.** Would the project:

- |   |                          |                          |                          |          |   |
|---|--------------------------|--------------------------|--------------------------|----------|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 20, 24, 87, 88, 89, 90, 111, 112     |
| b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 20, 24, 25, 87, 88, 89, 111, 112     |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 20, 24, 25, 87, 88, 89, 111, 112     |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 20, 24, 25, 87, 88, 89, 111, 112     |
| e) Result in a determination by the wastewater treatment provider that services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 20, 24, 25, 87, 88, 89, 90, 111, 112 |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 22, 90, 111, 112                     |
| g) Comply with federal, state, and local statues and regulations related to solid waste?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 22, 90, 111, 112                     |

Project #: 2003-0938 UP  
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XIII. TRANSPORTATION/TRAFFIC. Would the project:

- |  |                          |                                     |                          |                                     |  |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--|
| a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 2, 12, 71, 75, 76, 77, 111, 112          |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 71, 75, 76, 77, 80, 84, 111, 112,     |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 111, 112, 113                         |
| d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 12, 71, 75, 76, 77, 80, 84, 111, 112, |
| e) Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 111, 112                              |
| f) Result in inadequate parking capacity?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 37, 111, 112                          |
| g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 12, 81, 111, 112                      |

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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**XIV. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

- |  |                          |                          |                          |          |  |
|--|--------------------------|--------------------------|--------------------------|----------|--|
| a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | Discus-<br>sion at<br>end of<br>check-list |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | <u>UFC/UB<br/>C/SVMC</u>                   |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | <u>UFC/UB<br/>C/SVMC</u>                   |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | <u>UFC/UB<br/>C/SVMC</u>                   |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | <u>UFC/UB<br/>C/SVMC</u>                   |
| f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | <u>UFC/UB<br/>C/SVMC</u>                   |
| g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | <u>UFC/UB<br/>C/SVMC</u>                   |

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<b>Applicant:</b>	<b>Marc Tsuchiya</b>

<b>Issues and Supporting Information</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Source</b>
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**XV. RECREATION.** Would the project:

- |   |                          |                          |                          |          |                 |
|---|--------------------------|--------------------------|--------------------------|----------|-----------------|
| a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 18, 111, 112 |
| b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 2, 18, 111, 112 |

**XVI. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |  |                          |                          |                          |          |    |
|--|--------------------------|--------------------------|--------------------------|----------|----|
| a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 94 |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 94 |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>X</b> | 94 |

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<b>Issues and Supporting Information</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Source</b>
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**XVII. HYDROLOGY AND WATER QUALITY. Would the project:**

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 24, 25, 111, 112
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 24, 25, 111, 112
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 24, 25, 111, 112
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 24, 25, 111, 112
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 24, 25, 111, 112
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 12, 19, 24, 111, 112
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 19, 24, 111, 112
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 19, 24, 25, 111, 112
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 19, 24, 25, 111, 112
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	2, 19, 24, 25, 111, 112

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## DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT

**VII NOISE (a)** The project may introduce short-term and temporary additional sources of noise at the site during high traffic periods throughout the day. Through the City's implementation of the Municipal Code noise regulations, this impact will be lessened to a less than significant level.

**VII NOISE (c)** The project will introduce additional sources of noise to the project area as an operational aspect of the expanded school. The proposed increased use of the property is anticipated to be only slightly more intensive than the current school operations. Through the City's implementation of the Municipal Code noise regulations, this impact will be lessened to a less than significant level both during operation of the school.

**IX PUBLIC SERVICES (a)** The project will generate a very slight increase in the use of existing park facilities (particularly Washington Park), but this impact is less than significant because the school only uses the park on an intermittent basis. The school also uses the park during weekday, daytime (9:00am – 3:00pm) hours only, which are generally lower use times.

## DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

**XII TRANSPORTATION AND TRAFFIC (a)** The Traffic Division of the Public Works Department determined that a Traffic Impact Analysis (TIA) was required for this project. This determination was made based on the fact that the proposed increase in student enrollment would cause an increase in the total number of peak hour trips by over 100. Under Sunnyvale Municipal Code, an increase of 100 or more peak hour trips triggers a TIA.

A traffic analysis was submitted to the City by Hexagon Transportation Consultants, Inc. (on file at Sunnyvale City Hall) The study analyzed the proposed project's impact in three areas: 1) key intersection level of service, 2) traffic impacts to the surrounding residential neighborhood, and 3) loading and unloading operations impacts. The study made the following conclusions about the three potential impact areas. First, the project would not result in an adverse level of service impact at any of the key intersections studied. Second, the increase in traffic created by the project will not reach a threshold that will be noticeable by surrounding residents. Third, student loading and unloading operations should be required to have staggered times to avoid excessive queuing onto public streets by vehicles.

Hexagon Transportation Consultants, Inc and the City's Traffic Division of the Public Works Department are recommending mitigation measures to address the impact from student loading and unloading operations. It is recommended that the school stagger its start and end times to prevent queuing of vehicles onto public streets. These mitigation measures are intended to ensure that vehicles only queue on site and in the designated loading and unloading areas.

The following mitigation measures are proposed:

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WHAT: 1) No more than 80 students, per 15-minute period, should be dropped-off or picked-up in the Pastoria Avenue lot at any one time.

2) No more than 75 students, per 15-minute period, should be dropped-off or picked-up in the McKinley Avenue lot at any one time.

WHEN: These mitigation measures will be converted into conditions of approval for this Special Development Permit prior to its final approval by the City's Planning Commission. The conditions will become valid when the Special Development Permit is exercised (by enrollment is increased beyond 258 students at the school).

WHO: The operators of Stratford School will be solely responsible for implementation of these mitigation measures.

HOW: The conditions of approval will outline specific hours of operation and number of students allowed at specific times and locations at the school. The operators of Stratford School will agree with these conditions and will be responsible for ensuring compliance at the site.

Completed By: Steve Lynch, Associate Planner

Date: June 21, 2004

ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are the most recent version as of the date the initial Study was prepared:

1. City of Sunnyvale General Plan:
2. Map
3. Air Quality Sub-Element
4. Community Design Sub-Element
5. Community Participation Sub-Element
6. Cultural Arts Sub-Element
7. Executive Summary
8. Fire Services Sub-Element
9. Fiscal Sub-Element
10. Heritage Preservation Sub-Element
11. Housing & Community Revitalization Sub-Element
12. Land Use & Transportation Sub-Element
13. Law Enforcement Sub-Element
14. Legislative Management Sub-Element
15. Library Sub-Element
16. Noise Sub-Element
17. Open Space Sub-Element.
18. Recreation Sub-Element
19. Safety & Seismic Safety Sub-Element
20. Sanitary Sewer System Sub-Element
21. Socio-Economic Sub-Element
22. Solid Waste Management Sub-Element
23. Support Services Sub-Element
24. Surface Run-off Sub-Element
25. Water Resources Sub-Element
  
26. City of Sunnyvale Municipal Code:
27. Chapter 10
28. Zoning Map
29. Chapter 19.42. Operating Standards
30. Chapter 19.28. Downtown Specific Plan District
31. Chapter 19.18. Residential Zoning Districts
32. Chapter 19.20. Commercial Zoning Districts
33. Chapter 19.22. Industrial Zoning Districts
34. Chapter 19.24. Office Zoning Districts
35. Chapter 19.26. Combining Zoning Districts
36. Chapter 19.28. Downtown Specific Plan
37. Chapter 19.46. Off-Street Parking & Loading
38. Chapter 19.56. Solar Access
39. Chapter 19.66. Affordable Housing
40. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
  
41. Chapter 19.94. Tree Preservation
42. Chapter 19.96. Heritage Preservation
  
- Specific Plans**
43. El Camino Real Precise Plan
44. Lockheed Site Master Use Permit
45. Moffett Field Comprehensive Use Plan
46. 101 & Lawrence Site Specific Plan
47. Southern Pacific Corridor Plan
  
- Environmental Impact Reports**
48. Futures Study Environmental Impact Report
49. Lockheed Site Master Use Permit Environmental Impact Report
50. Tasman Corridor LRT Environmental Impact Study (supplemental)
51. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
52. Downtown Development Program Environmental Impact Report
53. Caribbean-Moffett Park Environmental Impact Report
54. Southern Pacific Corridor Plan Environmental Impact Report
  
- Maps**
55. City of Sunnyvale Aerial Maps
56. Flood Insurance Rate Maps (FEMA)
57. Santa Clara County Assessors Parcel
58. Utility Maps (50 scale)
  
- Lists/Inventories**
59. Sunnyvale Cultural Resources Inventory List
60. Heritage Landmark Designation List
61. Santa Clara County Heritage Resource Inventory
62. Hazardous Waste & Substances Sites List (State of California)
63. List of Known Contaminants in Sunnyvale
  
- Legislation/Acts/Bills/Codes**
64. Subdivision Map Act
65. Uniform Fire Code, including amendments

**Note:** All references are the most recent version as of the date the initial Study was prepared:

- per SMC adoption
- 66. National Fire Code (National Fire Protection Association)
- 67. Title 19 California Administrative Code
- 68. California Assembly Bill 2185/2187 (Waters Bill)
- 69. California Assembly Bill 3777 (La Follette Bill)
- 70. Superfund Amendments & Reauthorization Act (SARA) Title III

#### **Transportation**

- 71. California Department of Transportation Highway Design Manual
- 72. California Department of Transportation Traffic Manual
- 73. California Department of Transportation Standard Plan
- 74. California Department of Transportation Standard Specification
- 75. Institute of Transportation Engineers - Trip Generation
- 76. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook
- 77. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways
- 78. California Vehicle Code
- 79. Traffic Engineering Theory & Practice by L. J. Pegnataro
- 80. Santa Clara County Congestion Management Program and Technical Guidelines
- 81. Santa Clara County Transportation Agency Short Range Transit Plan
- 82. Santa Clara County Transportation Plan
- 83. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- 84. Santa Clara County Sub-Regional Deficiency Plan
- 85. Bicycle Plan

#### **Public Works**

- 86. Standard Specifications and Details of the Department of Public Works
- 87. Storm Drain Master Plan

- 88. Sanitary Sewer Master Plan
- 89. Water Master Plan
- 90. Solid Waste Management Plan of Santa Clara County
- 91. Geotechnical Investigation Reports
- 92. Engineering Division Project Files
- 93. Subdivision and Parcel Map Files

#### **Miscellaneous**

- 94. Field Inspection
- 95. Environmental Information Form
- 96. Annual Summary of Containment Excesses (BAAQMD)
- 97. Current Air Quality Data
- 98. Chemical Emergency Preparedness Program (EPA Interim Document in 1985?)
- 99. Association of Bay Area Governments (ABAG) Population Projections
- 100. Bay Area Clean Air Plan
- 101. City-wide Design Guidelines
- 102. Industrial Design Guidelines

#### **Building Safety**

- 103. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1)
- 104. Uniform Building Code, Volume 2, (Including the California Building Code, Volume 2)
- 105. Uniform Plumbing Code, (Including the California Plumbing Code)
- 106. Uniform Mechanical Code, (Including the California Mechanical Code)
- 107. National Electrical Code (Including California Electrical Code)
- 108. Title 16 of the Sunnyvale Municipal Code

#### **Additional References**

- 109. USFWS/CA Dept. F&G Special Status Lists
- 110. Project Traffic Impact Analysis
- 111. Project Description
- 112. Project Development Plans
- 113. Santa Clara County Airport Land Use Plan
- 114. Federal Aviation Administration